



IMPORTANT DATES:

- Sep 12 Board meeting to consider a report on which Very Low Complexity category property specific requests could be included with the "Cleanup" process (GPA 12-005)
- Sep 17 Public Scoping Meeting- Forest Conservation Initiative GPA Supplemental EIR (GPA 12-004)
- Sep 25 Planning & Development Services (PDS) and Advance Planning open for business in our new building at 5510 Overland Avenue.
(Please note: PDS will be closed Monday 9/24)
- Sep 26 Board of Supervisors Hearing- San Dieguito Community Plan Revisions (GPA 12-003)

For more information and additional upcoming meetings, please visit the Calendar on the Advance Planning [Web Site](#).

Recent Actions

New Chief announced for Advance Planning

We are happy to announce that Jeff Murphy is returning to Advance Planning as its new Chief. Jeff has been with the County for close to 12 years and during his tenure has managed several sections and divisions within the Department of Planning and Land Use including the Watershed Protection Program, Building Division, San Diego County Fire Authority, Project Planning and Advance Planning. While Jeff has had the opportunity to work in a variety of different areas of planning and land development, his real passion has always been in Advance Planning. Prior to joining the County family, Jeff worked as a consultant with KPMG in their real estate services section and also the property tax division. Jeff is a native San Diegan who lives in Clairemont with his wife and two children. He received a BS degree in Urban and Regional Planning from Cal Poly, Pomona and Master in Public Administration (emphasis in City Planning) from San Diego State University.

Jeff's new position became official on Friday, September 7. He can be reached at (858) 694-3765 or via email at jeff.murphy@sdcounty.ca.gov. Feel free to give him a call.

Proposed General Plan Amendments

San Dieguito Community Plan Revisions General Plan Amendment (GPA 12-003) - Board of Supervisors Hearing Sept. 26

This is a County initiated General Plan Amendment (GPA) to change text regarding the Rancho Cielo Specific Plan contained within the San Dieguito Community Plan. This GPA was initiated by the County on May 10 in accordance with the direction provided during the May 9 (1) Board of Supervisors meeting for the Rancho Cielo Specific Plan Amendment (SPA 05-004). Changes to the Community Plan are proposed to correct a long standing inconsistency in the written description of the Rancho Cielo Specific Plan. The corrections will not change the overall density or the maximum number of residential units allowed by the Rancho Cielo Specific Plan - 0.27 dwelling units per acre and 719 units respectively. The proposed action will make the Community Plan text describing the Rancho Cielo Specific Plan internally consistent as required by Government Code Section 65300.5. On August 17, the Planning Commission voted to recommend approval of this amendment and on September 26 this proposal will be brought before the Board of Supervisors for consideration.

(Staff Contact: Sami Real, sami.real@sdcounty.ca.gov)

Property Specific Requests General Plan Amendment (GPA 12-005) – Board of Supervisors Sept. 12

On June 20 and June 27, the Board directed staff to process a General Plan Amendment (GPA) for 47 property specific requests. On July 25 the Board directed staff to return with a report on which of the "Very Low Complexity" category of property specific requests could be processed with the General Plan "Cleanup", rather than the Property Specific Request GPA. The staff report is now available at the following link:

http://www.sdcounty.ca.gov/dplu/gpupdate/docs/BOS_Jun2012/Final_Very_Low_PSR_GPA_BL_09-12-12.pdf

Additional information on the June 20, June 27, July 25 and Sept. 12 hearings is available at:

http://www.sdcounty.ca.gov/dplu/gpupdate/BOS_062012.html

(Staff Contact: Kevin Johnston, kevin.johnston@sdcounty.ca.gov)

Forest Conservation Initiative General Plan Amendment (GPA 12-004)

On Aug. 30 a Notice of Preparation (NOP) for a Supplemental EIR was published. Comments on this Notice of Preparation document must be received no later than September 28, 2012 at 4:00 p.m. (a 30-day public review period). In addition, a public scoping meeting will be held to solicit comments on the Supplemental EIR. This meeting will be held on September 17 at 6:00 p.m. in the DPLU Hearing Room, located at 5201 Ruffin Road, Suite B, San Diego, California, 92123. For additional information, please contact Ms. Mindy Fogg at (858) 694-3831 or by e-mail at mindy.fogg@sdcounty.ca.gov.

The project web page is located at:

<http://www.sdcounty.ca.gov/dplu/advance/FCI.html>

(Staff Contact: Bob Citrano, robert.citrano@sdcounty.ca.gov)

Other Proposed Actions

Wind Energy Zoning Ordinance Amendment – Planning Commission Hearing October 5, 2012

Draft Ordinance/GPA/DEIR: <http://www.sdcounty.ca.gov/dplu/ordamend.html>

On July 20, the Planning Commission recommended the Board of Supervisors approve the Wind Energy Zoning Ordinance Amendment and General Plan Amendment with additional recommendations. Subsequent to the Planning Commission's action, the Board of Supervisors adopted amendments to the Zoning Ordinance in connection with the Tule Wind project on August 8th. Pursuant to State Government Code Section 65857, changes made by the Board to the ordinance resulting from the Tule Wind action must be referred back to the Planning Commission for their recommendation. This procedural matter will be heard by the Planning Commission on October 5. The Board is scheduled to consider the Wind Energy Zoning Ordinance Amendment on October 31. (Staff Contact: Matthew Schneider, matthew.schneider@sdcounty.ca.gov)

Design Review Compliance Checklist Process and Parking Regulations Zoning Ordinance Amendment (POD 11-005) - Board of Supervisors Hearing

Draft Checklist and Parking Regulations:

<http://www.sdcounty.ca.gov/dplu/ordamend.html>

Advance Planning staff is working on Zoning Ordinance amendments related to project design. The first component is intended to streamline the community design review process by creating a new optional procedure for approval of site plans with "B" designators for applicants that meet specific qualifying standards and criteria. In addition to the ordinance amendments, a copy of the Fallbrook Design Review Compliance Checklist is included as part of the above link to provide an example of the proposed Design Compliance Checklist format.

The second component involves amending the Off-Street Parking Design Manual and the Parking Regulations in the County of San Diego Zoning Ordinance to reflect current and reasonable parking requirements and to ensure consistency with the new procedures as well as other development regulations. On June 8 the Planning Commission recommended approval of the amendments. This item will be scheduled for a hearing before the Board of Supervisors later this year.

(Staff Contact: Marcus Lubich, marcus.lubich@sdcounty.ca.gov)

View our Web Site for more information:

<http://www.sdcounty.ca.gov/dplu/advance/index.html>

<http://www.sdcounty.ca.gov/dplu/gpupdate>

<http://www.sdcounty.ca.gov/dplu/mscp/index.html>